



Kenton County School District | *It's about ALL kids.*

Issue Paper

DATE:

10/21/2025

AGENDA ITEM (ACTION ITEM):

Consider / Approve the BG-1 construction application for the White's Tower Elementary renovation construction project, BG #25-351.

APPLICABLE BOARD POLICY:

01.1 Legal Status of the Board; 04.31 Authority to Encumber and Expend Funds; 702 KAR 4:160

HISTORY/BACKGROUND:

The Board previously approved the initial schematic design for the White's Tower Elementary renovation project, BG #25-351, on May 5, 2025 followed by a potential bid award to Morel Construction as the general contractor pending Board approval on November 3, 2025. With the bid process now complete, the BG-1 reflects all anticipated costs and funding associated with the project. This project will complete all remaining items from the District Facility Plan not addressed in the 2022 White's Tower addition and renovation project; to include HVAC piping replacement, renovation of 28 classrooms, existing restrooms, hallways, front office and the gym, improvements and replacement of a portion of the roof, pavement resurfacing, replacement of the entry canopy at the main entrance, playground expansion, and repair to exterior masonry.

FISCAL/BUDGETARY IMPACT:

\$13,030,000.00 funded by FSPK bonding through the general obligation bond process.

RECOMMENDATION:

Approve the BG-1 construction application for the White's Tower Elementary renovation construction project, BG #25-351.

CONTACT PERSON:

Matt Rigg, Chief Operations Officer

Principal/Administrator



District Administrator



Superintendent

BG1 Project Application Form (Initial)

(Ref# 22674)

Form Status: Saved

Project: Whites Tower Reno - Site Circ, Interior Reno, HVAC Upgrade, Roof Replacement

BG Number: 25-351

District: Kenton County (HB678) (291)

Status: New

Phase: No Data

Emergency

No

Project Type

Construction

Procurement Standard

Model Procurement

Project Type and Description

Applicable Items

New Building

No

Addition

No

Major Renovation

Yes

Major Renovation Description

Replace specific sections of the roof, replace pavement, replace HVAC piping, update classrooms and restrooms, replace gym bleachers and basketball goals, resurface gym floor, expand playground, and replace main entrance canopy

GESC

No

Roofing

Yes

Repair and / or Replace

Replace

HVAC

Yes

ADA Compliance

No

Life Safety

Security

Life Safety / Security

Minor Project

No

New Relocatable Classroom

No

Equipment / Furnishings Procurement

Yes

Equipment / Furnishings Procurement Description

Student desks, teacher desks and chairs, smartboards, office furniture, and playground equipment

Site Acquisition

No

Site Disposition

No

Site Easement

No

Site Lease (Landlord)

No

District Facility Plan (DFP)

Compliance with 702 KAR 4:180 and 702 KAR 4:160

DFP Approval Date

5/1/2023

DFP Priority

2c.1.1 -

Estimated Cost: \$9,031,551.00

Facility: No Data

Description: No Data

Project Not Listed on DFP

No

Inventory

Facility Name

White's Tower Elementary School (B10001008)

Scope

Provide a Complete Narrative of the Proposed Project

Replace all HVAC piping, replace specific sections of the roof, replace pavement, update classrooms and restrooms, restroom flooring, replace gym bleachers and basketball goals, resurface gym floor, replace main entrance canopy, pavement replacement, site circulation improvements, and expand existing playground

Work Related to Project But Excluded from this BG1 Scope

Addition of an electrical generator

Financial Plan**Probable Costs**Proposed Plan to Finance Application

Total Construction Cost	\$10,467,000.00
Construction Contingency	\$523,350.00
Architect / Engineer Fee	\$719,606.00
Construction Manager Fee	
Fiscal Agent Fee	\$62,240.00
Bond Discount	\$260,600.00
Equipment / Furnishings	\$425,000.00
Equipment / Computers	\$150,000.00
Technology Network System (KETS)	
Site Acquisition/Disposition	
Site Survey	
Geotechnical Investigations	
Special Inspections	\$300,000.00
Commissioning	
Advertising	
Printing	

Other Probable Costs

Title	Amount
Engineers	\$75,000.00

Bank and Rating	\$32,204.00
Builders In	\$15,000.00
Total Project Cost	\$13,030,000.00

Funds Available

Bond Sale - SFCC	
Bond Requirement - SFCC	
Local FSPK Bond Sale	\$13,030,000.00
Local General Fund Bond Sale	
Cash - SFCC Requirement	
Cash - Building Fund	
Cash - Capital Outlay	
Cash - Investment Earnings	
Cash - General Fund	
City - County - KYTC Reimbursement	
KETS	
Federal Funds	
External Partner Agreement	

Other Available Funds

Title	Amount
No Data	
No Data	
No Data	
No Data	
Total Funds Available	\$13,030,000.00

BG1 Signature Page (Online Form Ref# 22674)

The signing of this financial document certifies the above stated funds are available and designated for this project during this fiscal year.

Superintendent

Date

Finance Officer

Date

Chairman

Date

NOTE: Any district anticipating the financing of this and/or other projects in a combined school revenue Bond should discuss the financing with the Director/Branch Manager, KDE - District Financial